

LU4000060199

(Requestor's Name)

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PICK-UP WAIT MAIL

(Business Entity Name)

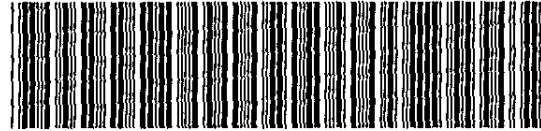
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CAPITAL CONNECTION, INC.

417 E. Virginia Street, Suite 1 • Tallahassee, Florida 32301
(850) 224-8870 • 1-800-342-8062 • Fax (850) 222-1222

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CLERK OF DISTRICT COURT
TALLAHASSEE, FLORIDA

B.I.P Properties, LLC

- Art of Inc. File _____
- LTD Partnership File _____
- Foreign Corp. File _____
- L.C. File _____
- Fictitious Name File _____
- Trade/Service Mark _____
- Merger File _____
- Art. of Amend. File _____
- RA Resignation _____
- Dissolution / Withdrawal _____
- Annual Report / Reinstatement _____
- Cert. Copy _____
- Photo Copy _____
- Certificate of Good Standing _____
- Certificate of Status _____
- Certificate of Fictitious Name _____
- Corp Record Search _____
- Officer Search _____
- Fictitious Search _____
- Fictitious Owner Search _____
- Vehicle Search _____
- Driving Record _____
- UCC 1 or 3 File _____
- UCC 11 Search _____
- UCC 11 Retrieval _____
- Courier _____

Signature _____

Requested by: SK
Name Date Time
8/13/04 10:23

Walk-In _____ Will Pick Up _____

ARTICLES OF ORGANIZATION

OF

B.I.P PROPERTIES, LLC,

a Florida Limited Liability Company

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CLERK OF THE CIRCUIT COURT
TALLAHASSEE, FLORIDA

The undersigned, desiring to form a limited liability company under and pursuant to Chapter 608 of the Florida Statutes entitled the "Florida Limited Liability Company Act", do hereby adopt the following Articles of Organization for such company:

ARTICLE I

(NAME)

The name of this limited liability company shall be:

B.I.P. Properties, LLC ("Company")

ARTICLE II

(Duration/Continuation)

The Company shall commence its existence on the date these Articles of Organization are filed by the Florida Department of State. The Company's existence shall terminate upon the unanimous written agreement of all members or by the death, retirement, resignation, expulsion, bankruptcy or dissolution of a member or upon the occurrence of any other event which terminated the continued membership of a member, unless the business of the company is continued by the consent of all of the remaining members, or by amendment of these Articles of Organization providing for the continued existence of the company subsequent to the foregoing events.

ARTICLE III

(Purposes and Powers)

The general purpose for which the Company is organized is to own and manage real estate

and to transact any other lawful business for which a limited liability company may be organized under the laws of the State of Florida. The Company shall have all the powers granted to a limited liability company under the laws of the State of Florida.

ARTICLE IV

(Principal Office and Address)

The mailing address and street address of the principal office of this company is 17611 East Street, North Fort Myers, Florida 33917.

ARTICLE V

(Registered Agent and Address)

The name and street address of the initial Registered Agent of this company for service of process in the State of Florida is Frank J. Aloia, Jr., 2250 First Street, Fort Myers, Florida 33901.

ARTICLE VI

(Capital Contributions)

A member's contribution to the capital of the Company may be in cash, property or services rendered, or a promissory note or other obligation to contribute cash or property or to perform services. The Company shall keep at its principal office appropriate written records regarding the amount of cash and a description and statement of the agreed value of any other property or services contributed by each member and which each member has agreed to contribute.

ARTICLE VII

(Additional Capital Contributions)

Each member shall make additional capital contributions to the Company only upon the unanimous written consent of all the members of the Company and upon such terms and conditions as shall be determined by all the members. A member may transfer his or her interest in the

Company as set forth in the regulations of the company, but the transferee shall have no right to participate in the business and affairs of the Company or become a member unless all the other members of the Company other than the member proposing to dispose of his or her interest approve of the proposed transfer by unanimous written consent.

ARTICLE IX

(Management of Company)

The Company shall be managed by the members in accordance with regulations adopted by the members for the management of the business and affairs of the Company. These regulations may contain any provision for the regulation and management of the affairs of the Company not inconsistent with law or these Articles of Organization. The names and addresses of the members of the Company are:

<u>Title:</u>	<u>Name:</u>	<u>Address:</u>
Operating Manager	William Golden	17611 East Street North Fort Myers, FL 33917
Vice Operating Manager	Peter Diaz	17611 East Street North Fort Myers, FL 33917
Secretary	Jerry Vermillion	17611 East Street North Fort Myers, FL 33917
Treasurer	Donald Collette	17611 East Street North Fort Myers, FL 33917

ARTICLE X

(Amendments)

Any amendment to these Articles of Organization shall be in such form prescribed by the Secretary of State of the State of Florida containing such terms and provisions consistent with Florida Statute 608 as shall be prescribed by the Department of State, and shall be signed and sworn

to by all Members of the Company. In the event a new Member is added by such amendment, it shall also be signed by the member to be added.

ARTICLE XI

(Regulations)

The power to adopt, alter, amend or repeal the regulations of the limited liability company shall be vested in the Members unless vested in the manager(s) of the Company by any amendments to the Articles of Organization. Regulations adopted by the Members or by the Manager(s) may be repealed or altered, new Regulations may be adopted by the Members, and the Members may prescribe in any regulations made by them that such Regulations may not be altered, amended or repealed by the Manager(s).

ARTICLE XII

(Informal Action of Members)

Any action of the Members may be taken without a meeting if consent in writing setting forth the action so taken shall be signed by all Members who would be entitled to vote upon such action at a meeting.

ARTICLE XIII

(Contracting Debt)

Except as otherwise provided by Law no debt shall be contracted nor liability incurred by or on behalf of this Company except by the Manager(s) or if managed by the Members, by any Member of this Company unless otherwise provided herein.

ARTICLE XIV

(Transferability of Member's Interest)

An interest of a Member of this Company may be transferred or assigned to such extent and

in the manner provided in the Operating Agreement. However, if all of the remaining members of the this company do not approve of such proposed transfer or assignment by unanimous written consent, the transferee of the interest of such member shall have no right to participate in the management of the business and affairs of this Company or to become a member. The transferee shall be entitled to receive only the share of profits or other compensation by way of income, and the return of contributions to which that member otherwise would be entitled.

ARTICLE XV

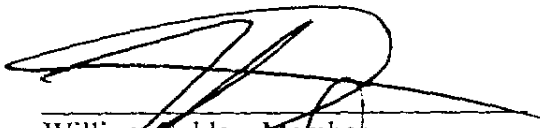

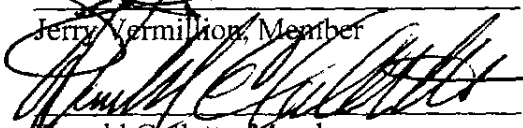

(Withdrawal or Reduction of Member's Contributions to Capital)

A Member shall not receive out of the Company property any part of his or her contribution to capital until:

1. All liabilities of the company, except liabilities to Members on account of their contributions to capital, have been paid or sufficient property of the Company remains to pay them;
2. The consent of all members is had, unless the return of the contributions to capital may be rightfully demanded.
3. These articles of organization are cancelled or so amended as to set out the withdrawal reduction.

A Member shall be entitled to the return of his or her contribution in the manner provided for in the regulations of the company.


IN WITNESS WHEREOF, the undersigned members have made and subscribed these Articles of Organization for the foregoing uses and purposes this 6th day of August, 2004.


William Golden, Member

Peter Diaz, Member

Jerry Vermillion, Member

Donald Collette, Member

STATE OF FLORIDA
COUNTY OF LEE


The foregoing was acknowledged before me this 5th day of August, 2004, by William Golden, who is personally known to me or who has produced _____ as identification.

PATRICIA Anne COOPER
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION # DD307836
EXPIRES 6/23/2008
BONDED THRU 1-888-NOTARY1


NOTARY PUBLIC
Name: Patricia Anne Cooper
Serial #: DD 307836
My Commission Expires: 6/23/08

STATE OF FLORIDA
COUNTY OF LEE

The foregoing was acknowledged before me this 6th day of August, 2004, by Peter Diaz, who is personally known to me or who has produced DL D200665 571760 as identification.


NOTARY PUBLIC
Name: _____
Serial #: _____
My Commission Expires: **PATRICIA Anne COOPER**
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION # DD307836
EXPIRES 6/23/2008
BONDED THRU 1-888-NOTARY1

STATE OF FLORIDA
COUNTY OF LEE

The foregoing was acknowledged before me this 6TH day of August, 2004, by Jerry Vermillion, who is personally known to me or who has produced DL V1654-435-64-25-3 as identification.

Patricia Anne Cooper
NOTARY PUBLIC

Name: PATRICIA Anne COOPER
NOTARY PUBLIC - STATE OF FLORIDA
Serial #: COMMISSION # DD307836
My Commission Expires 6/23/2008
BONDED THRU 1-888-NOTARY1

STATE OF FLORIDA
COUNTY OF LEE

The foregoing was acknowledged before me this 16TH day of August, 2004, by Donald Collete, who is personally known to me or who has produced DL C430185-49-174-0 as identification.

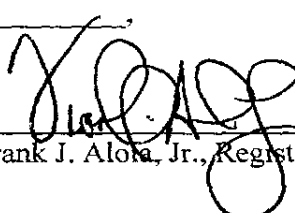
Patricia Anne Cooper
NOTARY PUBLIC

Name: PATRICIA Anne COOPER
NOTARY PUBLIC - STATE OF FLORIDA
Serial #: COMMISSION # DD307836
My Commission Expires 6/23/2008
BONDED THRU 1-888-NOTARY1

ACCEPTANCE BY REGISTERED AGENT

I, Frank J. Aloia, Jr., having been named as Registered Agent to accept service of process for the above stated limited liability company, at the place designated in the Articles of Organization, hereby accept the appointment as Registered Agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as Registered Agent.

Dated this 6th day of August.



Frank J. Aloia, Jr., Registered Agent